



WHAT IS A MINOR BOUNDARY CHANGE?

A Minor Boundary Change (MBC) is an adjustment to a common boundary between no more than two adjacent parcels or tracts of land. These adjustments are completed via plat of survey, which creates a non-buildable Parcel A. An additional subdivision plat would be required in order to combine the new parcel with the receiving parcel.

To qualify for a Minor Boundary Change, the Unified Development Code (UDC) requires that the proposal meet the following criteria:

1. A minor boundary change shall not create any additional parcels or tracts, and shall not result in the creation of any additional buildable parcels or tracts. A parcel or tract is considered non-buildable if it cannot comply with the provisions of this Ordinance, including but not limited to the provisions for nonconforming lots and legal lots of record in Article III, Section 107-49 in the UDC.
2. No new violations of the Ordinance shall be created by the action.
3. Such division of land shall not be in conflict with any other State of Iowa or lawful municipal regulations regarding division of land.
4. Any minor boundary change that requires a rezoning or land use map amendment shall go through the rezoning or map amendment process described in Article IV, of the UDC.

Planning and Development staff will assist you in determining whether your proposed adjustment qualifies for a Minor Boundary Change.

Questions?
Contact Linn County Planning and Development
319-892-5130